

IMPORTANT NOTICE TO APPLICANT:

Make check for the total Processing Fee Payable to: Board of County Commissioners.

FOR OFFICIAL USE ONLY:

Agenda Date: 1-25-13

Tentative No.: T-23333-1-NEW

Received Date: 1-10-13

FEES:

P.W.W.M. _____ \$1,872.00
Plus \$10.90 per site in excess of 6 sites _____ \$0.00
P.E.R.A. _____ \$210.00
PRINT \$2,082.00

Number of Sites : (1)

Concurrency Review Fee (*6.00% of Sub-Total) -- \$124.92 *Not applicable within Municipalities

AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> \$2,206.92 <====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: CITY OF MIAMI Sec.: 22 Twp.: 54 S. Rge.: 4 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: NEW BISCAYNE SHUSTER

2. Owner's Name: Ralph Shuster, Inc Phone: 561-543-9393

Address: 690 SW 1 Ct #1902 City: Miami State: FL Zip Code: 33130

Owner's Email Address: markkreisler@yahoo.com

3. Surveyor's Name: BELO & BELO Phone: 305-251-9606

Address: 12230 SW 131 Ave City: Miami State: FL Zip Code: 33186

Surveyor's Email Address: Kbello@bellolandsurveying.com

4. Folio No(s): 01-4122-001-0320

5. Legal Description of Parent Tract: portion of lots 4 & 5 & all of lot 6 & 7 / Block 26 of the Samuel Rhodes Amended Plat of New BISCAYNE PB-B / PG-16

6. Street boundaries: Blaine Street / LINCOLN AVE

7. Present Zoning: T3-0 Zoning Hearing No.: _____

8. Proposed use of Property:

Single Family Res. (1 Units), Duplex (2 Units), Apartments (_____ Units), Industrial/Warehouse (_____ Square .Ft.),
Business (_____ Sq. Ft.), Office (_____ Sq. Ft.), Restaurant (_____ Sq. Ft. & No. Seats _____), Other (_____ Sq. Ft. & No. of Units _____)

NOTE: List all plat restrictions zoning conditions or any other declaration, restriction, condition etc. that might affect this Tentative Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by P.E.R.A. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

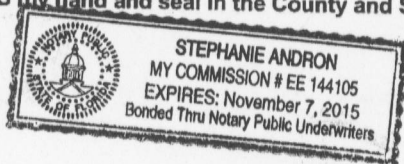
SS:

Signature of Owner: _____

(Print name & Title here): David Malkin, President, Ralph Shuster Inc

BEFORE ME, personally appeared David Malkin this 7th day of Dec, 2012 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known _____ or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 7th day of Dec, 2012 A.D.



(NOTARY SEAL)

Signature of Notary Public: _____

(Print, Type name here: Stephanie Andron)

11/7/2015
(Commission Expires)

144105
(Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

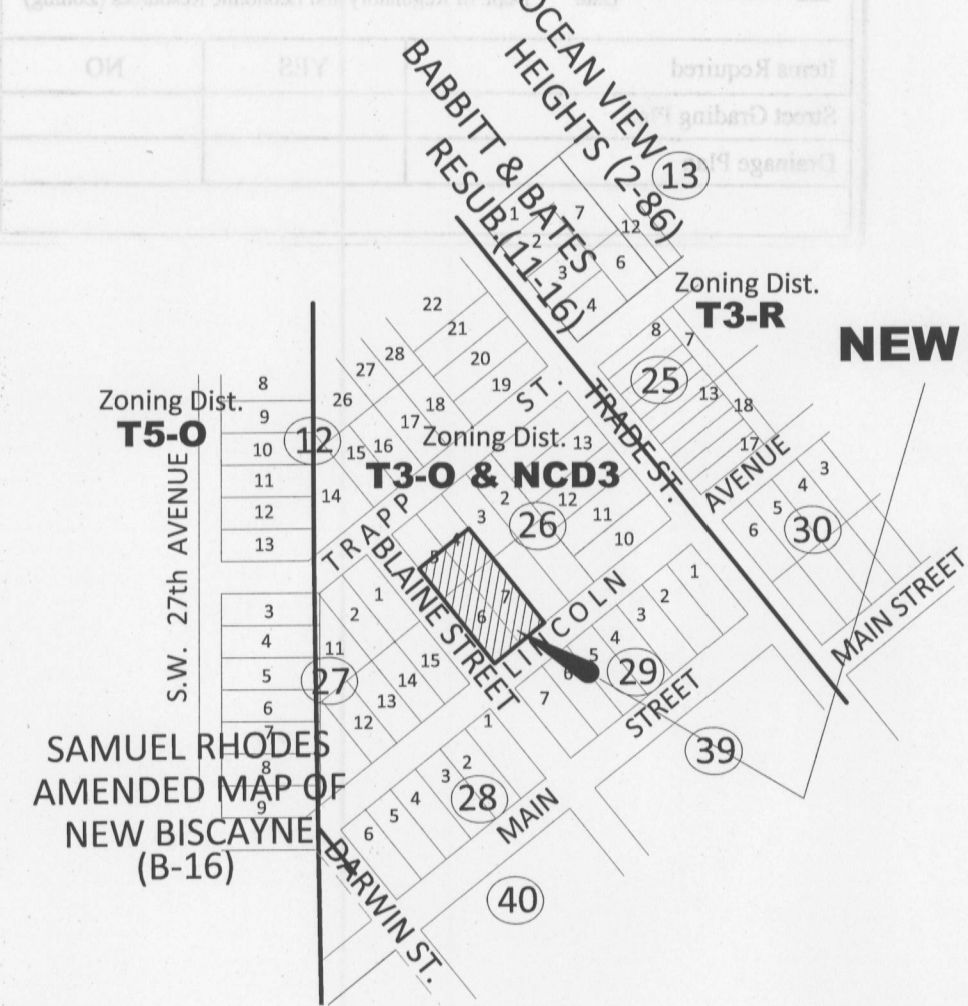
REV. 2- 11/01/06S

TENTATIVE PLAT T-23333-5-REV.
NEW BISCAYNE SHUSTER
SEC. 22, TWP. 34 S., R. 17 E., DISTRICT 7
ZONING: T3-O CITY OF MIAMI

LOCATION MAP

Scale: 1" = 300'

Portion of NW 1/4 of Section 22, Township 34 South, Range 41 East, Lying in City of Miami, Miami-Dade County, Florida.



BIRD AVE.

S.W. 27th Avenue

Current Flood Zone designation as per Flood Insurance Rate Map (FIRM) Information:
Community Number: 120650 Panel Number: 0476
Suffix: L Panel Revised Date: 09/11/2009
Flood Zone: X Base Flood Elev. = Not established - Not applicable.

Miami-Dade County Flood Criteria: approximately 6.5 feet, as per the AMENDED PLAT OF FLOOD CRITERIA MAP, as recorded in Plat Book 120, Pg. 13, Public Records of Miami-Dade County, Florida.

Elevations, as shown are referred to City of Miami Datum and based on a City of Miami Bench Mark located at the intersection of Blaine St. and Trapp Ave. with a known elevation of 19.00 ft (City of Miami Datum)

DEVELOPMENT INFORMATION:

Current Zoning District: T3-O Proposed Zoning: T3-O
* T3-O and NCD3 overlay as per Miami 21 Zoning Code"
Current parcel overall area:
Net: +/- 18, 771.53 Sq Ft (0.43 Ac)
Gross: +/- 26, 692.98 Sq Ft (0.61 Ac)
Proposed number of Blocks: One (1)
Proposed number of Lots: Two (2) lots
- One single family house
- One Duplex

LOT AREA TABULATION

LOT NUMBER	Net Area	Gross Area
1	+/- 10,868.44 Sq Ft (0.25 Acres)	+/- 13,146.36 Sq Ft (0.30 Acres)
2 Duplex	+/- 7,903.54 Sq Ft (0.18 Acres)	+/- 13,549.44 Sq Ft (0.31 Acres)

PROPERTY ADDRESSES:

3025 Blaine Street, Miami, Florida 33133 (Lot 1)
3075 Blaine Street, Miami, Florida 33133 (Lot 2)
2575 Lincoln Avenue, Miami, Florida 33133 (Lot 2)

Certified to:

Mark Kreisler;
Ralph Shuster, Inc.;
City of Miami Public Works Department;
Miami-Dade County Public Works and Waste Management Department - Land Development Division.

MAP OF BOUNDARY SURVEY & TENTATIVE PLAT OF NEW BISCAYNE SHUSTER

A replat of a portion of Lots 4 and 5, and a replat of all of Lots 6 and 7, Block 26 of the AMENDED PLAT OF NEW BISCAYNE, as recorded in Plat Book B, Page 16, of the Public Records of Miami-Dade County, Florida, lying and being in the NW 1/4 of Section 22, Township 34 South, Range 41 East, in the City of Miami, Miami-Dade County, Florida.

NORTH

SCALE: 1" = 20'

Legal Description, as per Certificate of Title Case No. 08028049CA01, as recorded in ORB 27577, Pages 3324 and 3325, Public Records of Miami-Dade County, Florida:

The Southeastely 60 feet of Lots 4 and 5, Block 26 of SAMUEL RHODES AMENDED MAP OF NEW BISCAYNE, according to the plat thereof, as recorded in Plat Book B, Page 16 of the Public Records of Miami-Dade County, Florida and also described as follows:
From a Point of Beginning at the Southwest corner of Lot 5, in Block 26, of SAMUEL RHODES AMENDED MAP OF NEW BISCAYNE, as recorded in Plat Book B, Page 16 run Northwesterly along the Westerly property line of said Lot 5 for a distance of 60 feet to a point; thence run parallel to the Southerly line of Lots 4 and 5 for a distance of 99.86 feet to a point on the Easterly line of Lot 4 of said Block 26, of SAMUEL RHODES AMENDED MAP OF NEW BISCAYNE; thence Southeasterly along said Easterly line of Lot 4 for a distance of 60 feet to the Southeast corner of Lot 4; thence run Westerly along the Southerly Line of Lots 4 and 5 for a distance of 99.85 feet to the Point of Beginning.
AND
Lot 7, Block 26 of SAMUEL RHODES AMENDED MAP OF NEW BISCAYNE, according to the plat thereof, as recorded in Plat Book B, Page 16 of the Public Records of Miami-Dade County, Florida
AND
Lot 6, Block 26 of SAMUEL RHODES AMENDED MAP OF NEW BISCAYNE, according to the plat thereof, as recorded in Plat Book B, Page 16 of the Public Records of Miami-Dade County, Florida

TREE CHART

No.	TREE NAME Common Name (Botanical Name)	Trunk Diameter (in inches)	Approx. Canopy Spread (in feet)	Approx. Height (in feet)
1	Poor's man orquid (Bauhinia Variiegata)	36"	30'	60'
2	Coconut Palm (Cocos nucifera)	12"	20'	30'
3	Mahogany (Swietenia mahogani)	27"	20'	35'
4	Oak (Quercus virginiana)	24"	45'	35'
5	Coconut Palm (Cocos nucifera)	8"	12'	15'
6	Oak (Quercus virginiana)	24"	45'	35'
7	Mahogany (Swietenia mahogani)	6"	8'	18'
8	Sabal Palm (Sabal palmetto)	Three @ 8" Three @ 6' Three @ 45'		
9	Coconut Palm (Cocos nucifera)	12"	8'	16'
10	Sabal Palm (Sabal palmetto)	11"	8'	25'
11	Sabal Palm (Sabal palmetto)	11"	8'	25'
12	Date Palm (Phoenix roebelenii)	16"	18'	15'
13	Jacaranda (Jacaranda momosifolia)	11"	25'	25'
14	Sabal Palm (Sabal palmetto)	18"	10'	35'
15	Sabal Palm (Sabal palmetto)	12"	8'	16'
16	Coconut Palm (Cocos nucifera)	12"	8'	18'
17	Umbrella (Schefflera arboricola)	30"	25'	45'
18	Mahogany (Swietenia mahogani)	8"	15'	20'
19	Traveler's Palm (Ravenala Madagascariensis)	48"	8'	18'
20	Traveler's Palm (Ravenala Madagascariensis)	48"	6'	20'
21	Traveler's Palm (Ravenala Madagascariensis)	40"	6'	20'
22	Pacific Almond (Terminalia Catappa)	8"	25'	20'
23	Traveler's Palm (Ravenala Madagascariensis)	40"	6'	20'
24	Oak (Quercus virginiana)	12"	30'	25'
25	Oak (Quercus virginiana)	12"	30'	25'
26	Banyan Tree (Ficus benghalensis)	16"	20'	50'
27	Oak (Quercus virginiana)	48"	30'	40'
28	Coconut Palm (Cocos nucifera)	10"	8'	25'
29	Sabal Palm (Sabal palmetto)	8"	8'	14'
30	Sabal Palm (Sabal palmetto)	14"	20'	25'
31	Group of Arecas (Chrysalidocarpus lutescens)	Total 20"	8'	20'

SURVEYOR'S NOTES:

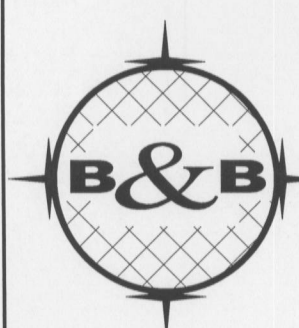
- LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT AND CORROBORATED BY EXAMINATION OF CERTIFICATE OF TITLE, RECORDED IN ORB 27577, PAGES 3324/3325 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. PLAT CITED ON LEGAL DESCRIPTION, IS ALSO KNOWN AS "RHODES AMENDED PLAT OF NEW BISCAYNE". NAME LISTED ABOVE CORRESPONDS WITH NAME ON FACE OF PLAT, AS FILED AND RECORDED.
- THE LANDS SHOWN HEREIN ARE SUBJECT TO RESTRICTIONS OF PLAT OF RECORD. THERE MAY BE ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY THAT AFFECT THIS PARCEL AND THAT ARE NOT SHOWN HEREIN. NO ABSTRACT OF TITLE HAS BEEN PROVIDED TO THIS FIRM.
- INCONSISTENCIES FOUND BETWEEN MEASURED AND RECORD/PLATTED OR ASSUMED BASED ON PLATS BOUNDARY DISTANCES AND DIRECTIONS ALONG THE PERIMETER OF THE HEREIN SURVEYED LANDS ARE SHOWN. THIS SURVEY HAVE BEEN PERFORMED IN THE FIELD, EMPLOYING APPROPRIATE SURVEY TECHNIQUES AND APPLYING SURVEY PRINCIPLES IN ORDER TO COMPARE AND CONCILIATE ANY DIFFERENCES BETWEEN THE FIELD MEASUREMENTS AND THE VALUES OF THE PLAT OF RECORD (AMENDED PLAT OF NEW BISCAYNE) AND CITY OF MIAMI MUNICIPAL ATLAS 45A. ALL REFERENCES TO ATLAS ARE RELATED TO CITY OF MIAMI MUNICIPAL ATLAS 45A.
- BEARINGS, AS SHOWN, ARE BASED ON AN ASSUMED DIRECTION OF N 38°39'24" W. ALONG THE CENTER LINE OF BLAINE STREET.
- UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND UTILITIES ARE NOT LOCATED ON THIS SURVEY MAP. ONLY THE ABOVE GROUND EVIDENCE OF UTILITIES HAVE BEEN DEPICTED HEREIN. SOME WATER/SEWER FACILITIES HAD BEEN LOCATED PER WASH ATLAS. FENCE OWNERSHIP HAVE NOT DETERMINED.
- THESE LANDS ARE SUBJECT TO THE PROVISIONS OF UNITY OF TITLE DATED AUGUST 28th, 1990, RECORDED IN ORB 14693, PAGE 1221, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- NO IDENTIFICATION CAPS FOUND ON RECOVERED/FOUND SURVEY MARKS, UNLESS OTHERWISE NOTED.
- THE SCALE, AS SHOWN IS THE INTENDED PLOTTING SCALE OF THIS MAP.
- THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT IS CERTIFIED.
- THIS SURVEY MAP AND THE COPIES THEREOF, ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

I HEREBY CERTIFY THAT THIS MAP OF SURVEY OF THE HEREON DESCRIBED PROPERTY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION AND THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN THE APPLICABLE PROVISIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES. I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY AND THIS TENTATIVE PLAT IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WILLIAM HERRIMAN
PROFESSIONAL SURVEYOR & MAPPER No. 2804
STATE OF FLORIDA
FIELD WORK DATE: 11/04/2011
COMPLETION DATE: 12/10/2011

1st T-Plat revision per City of Miami comments: 06/19/2012
2nd T-Plat revision per City of Miami comments: 10/11/2012
3rd T-Plat revision City of Miami Comments: 10/10/2013
4th T-Plat revision City of Miami Comments: 11/22/2013
5th T-Plat revision City of Miami Comments: 12/17/2013 & 08/22/2014

LEGEND & ABBREVIATIONS		
	= CONCRETE BLOCK WALL	B.C. = BLOCK CORNER
	= WOOD DECK	E = PROPERTY LINE
	= ENCROACHMENT	C.L. = CENTER LINE
	= COVERED AREA	M = MONUMENT LINE
	= ASPHALT	CALC = CALCULATED
	= CHAIN LINE FENCE (CLF)	M = FIELD MEASURED
	= WOOD FENCE (WF)	P = PER PLAT
	= EXISTING ELEVATION	TYP. = TYPICAL
	= ARC DISTANCE	P.R.M. = PERMANENT
	= CENTRAL ANGLE / DELTA	REFERENCE MONUMENT
	= TANGENT	P.C.P. = PERMANENT CONTROL POINT
	= POINT OF TANGENCY	FD, NAIL = FOUND NAIL
	= POINT OF CURVATURE	FD, DI = FOUND DRILL HOLE
	= POINT OF COMPOUND CURVE	FD, 1/2" I.P. = FOUND IRON PIPE 1/2" DIAMETER
	= POINT OF REVERSE CURVE	FD, I.R. = FOUND IRON REBAR
	= CHORD	FD, P.K.NAIL = FOUND PARKER-KALON NAIL
	= CHORD BEARING	FD, P.K.NAIL = FOUND PARKER-KALON NAIL
	= BENCH MARK	P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
	= BEARING REFERENCE	P.A.C. = AIR CONDITIONER PAD
	= POINT OF COMMENCEMENT	TX = TRANSFORMER
	= POINT OF BEGINNING	P.P. = POWER POLE
	= TEMPORARY BENCH MARK	D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
	= TEMPORARY BENCH MARK	



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